

August 2025

UPCOMING: Dana Shores Civic Association (DSCA) Meeting

Please join us for an upcoming community meeting. Anticipated agenda topics include the following:

- Becoming a Golf Cart Friendly Community
- Dana Shores Civic Association elections

Please try to make this meeting. The more our neighborhood understands what it means to become a golf cart friendly community, the safer our roadways will be for all.

This is a reminder that the meeting is to be held at the Town 'N Country Regional Public Library. Rocky Point Golf Course clubhouse is currently closed for renovation. We look forward to seeing you there.



Dana Shores Civic Association Meeting

Thursday, August 14

6:15 PM – 7:30 PM

Town 'N Country Regional Public Library,
First floor, 7606 Paula Dr. Tampa Florida

2025 NEIGHBORHOOD CIVIC ASSOCIATION DUES



With help from our volunteers and vendors, we are busy repairing infrastructure around the neighborhood (signage lighting, sprinklers, etc.) and rely upon everyone's support to help better our neighborhood and the surrounding community.

Each owner/resident is asked to contribute \$100 in annual dues per home to support our ongoing efforts.

We accept payment via our website or by Zelle (NEW FEATURE!), PayPal, or check.



Website

Visit

<https://bit.ly/dsca2025>

OR login to website at

www.danashores.com

and select *Civic Association*
under the *Community*
menu



PayPal

Visit

[PayPal.Me/danashores](https://www.paypal.com/danashores)

Zelle

Send payment to

info@danashores.com



Check

Mail or drop off your check to
the following:

Dana Shores Civic Assoc.
c/o Katie Heckert, Secretary
3910 E. Eden Roc Circle
Tampa, FL 33634

FLORIDA SENATE BILL 180 SIGNED INTO LAW 6/26/25

The New Law Focuses on Emergency Preparedness and Response

As part of the Florida Legislature's focus on emergency preparedness and response, the new law includes provisions related to homestead assessments, repairs, and renovations following major disasters and calamity. The Florida Senate's Bill Summary includes a long list of changes. Here are some we thought may be of most interest to Dana Shores homeowners affected by Hurricane Helene:

- Increases the threshold above which a property appraiser must assess repairs at just value after damage due to calamity to 130 percent of the square footage before destruction (up from 110 percent) or 2,000 total square feet (up from 1,500 total square feet). (Depending on the size of your prior home, the size of your rebuild, and other factors this could reduce future property taxes for some homeowners rebuilding after Helene.)
- Prohibits local governments participating in the National Flood Insurance Program from adopting cumulative substantial improvement periods, also known as "lookback ordinances." (It is our understanding that Hillsborough County will now only look at the Substantial Damage Worksheet with respect to Hurricane Helene repairs without consideration of the work performed in the prior 12 months.)



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DANA SHORES ASSOCIATION BOARD OF DIRECTORS AND OTHER KEY CONTACTS

Board of Directors	Danny Anseeuw, Doug Gregory, Katie Heckert, Allison Roberts, Holly Simmons	
Garden/Entryways/Decorations	CJ Chesbro, Tiki Kirk, Janet Rose, Ely Galvez	
Giving Back	Jeffy Beaver, VeeAnn Mahdieh	
Neighborhood Pet Lost/Found (including microchip reading)	Elsie Fewer Shara Szirtes	(813) 614.4074 (813) 504.3147
Upper Tampa Bay Golf Tournament	Bob Wolf	
Welcoming and Sponsorships	Danna Ferguson (931.220.3030) ddferg266@gmail.com	
Hospitality & Events	Sabrina Ferrante, Jeffy Beaver, Holly Simmons	

STREET REPRESENTATIVES AND ROCKY POINT LIASIONS

Rocky Point Boat Parade	Michelle Lightbody, Anne Carney	
Americana	Greg Dorion	
Dana Shores Drive	Ooneen McGettigan, Holly Simmons	
Doral Drive	Susan Huston, Jennie Wang	
Eden Roc East	Chantel & Brian Heilter	
Eden Roc West	Emmy Reynolds	
Fontainebleau Drive	Mary Chiricos	
Pelican Island	Gail Fabrega, Jacque Reina Debbie Trujillo, Middy Veal	
Sweetwater	Donna Lentz, Michael Jordan	
Venetian Way	Ginger Wayne	
Versailles Drive	Tiki Kirk, Tina Mawn	

THIRD - PARTY and GOVERNMENT RELATIONS

Courtney Campbell Scenic Hwy. Corridor Advisory Committee	Allison Roberts, Brian Roberts	
Hillsborough County Citizen Advisory Committee	Allison Roberts	
Law Enforcement	Doug Longfellow, Collen Quinn-Adams	
Tampa Airport Community Noise Forum	Drs. Eli & Janet Marley Rose	

OTHER RESOURCES

Report Lost & Found Items, Crime or Suspicious Activity

Post at <https://www.facebook.com/groups/danashores>

Or Email us at info@danashores.com



To sign up for email updates on neighborhood initiatives, neighborhood watch, lost and found, and social events, visit <http://bit.ly/SignUpDS>. You may alter your subscription preferences or unsubscribe at any time.

If you have not done so already, you may also consider signing up for the Dana Shores, Rocky Point (Neighbors ONLY) Facebook page at <https://www.facebook.com/groups/danashores>. This page has an average of 2 to 3 posts per day and nearly 650 members who share, collaborate, and provide a positive support network to one another

FLORIDA SENATE BILL CONTINUED...

- Provides that the estimated costs of a renovation of property damaged by a natural disaster must exceed 75 percent of the fair market value of the building prior to the disaster before the property must be rebuilt to current thermal efficiency standards. (This may determine whether certain codes must be adopted during renovation efforts, although it is our understanding that it does not impact the 50% substantial damage thresholds set by FEMA.)

Prior to making decisions based on the above information, it is imperative that you review the bill's language in full for all relevant details and consult a professional advisor for a complete analysis of how this law may impact you and your property.

Florida Senate's Bill Summary: <https://www.flsenate.gov/Committees/BillSummaries/2025/html/3695>

Full Details of the Bill: <https://www.flsenate.gov/Session/Bill/2025/180/BillText/er/PDF>

History of the Bill: <https://www.flsenate.gov/Session/Bill/2025/180>

RED, WHITE, AND BOOM! We Have New Streets!

The resurfacing of our roads is a big improvement, and its upcoming completion is cause for celebration. Besides the initial paving of our finger streets, there has only been one other major roadway project we know of since the neighborhood roads were first constructed in the mid-1900s. And the last time they were resurfaced, pavement was overlaid onto the original asphalt, causing several issues. This time, the County worked diligently to properly mill the roads before laying down new asphalt.

While few of us (if any) wanted to wait as long as we did for the project, that should not stop us from acknowledging Hillsborough County Public Works and their team for a job well done.

Pavement markings and additional signage are planned in the near term, but no earlier than mid September. It is our understanding that both pavement markings and vertical signage need to be posted before the Golf Course Community designation is active.



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ANNUAL 2025 DUES

- 1) Visit <https://bit.ly/dsca2025> to pay online -- OR --
 2) Complete the form below and include a \$100 check payable to **Dana Shores Civic Association** for each property you own. Mail to **Dana Shores Civic Association c/o Katie Heckert * 3910 E. Eden Roc Circle * Tampa, FL 33634**

Dana Shores Home Address(es)

(#1) First Name	Last Name	Primary Phone Number
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Primary Email Address	Secondary Email Address (if applicable)
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(#2) First Name	Last Name	Primary Phone Number
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Primary Email Address	Secondary Email Address (if applicable)
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- ☐ I would like to become involved in improving Dana Shores. Please contact me to discuss opportunities.
- ☐ I would like the opportunity to promote my business to residents. Please contact me to discuss options.
- ☐ Gift for the New-Neighbor Basket
 - ☐ Donations for Live Auctions During the Year
 - ☐ Sponsorship of a Main Event (e.g., Boat Parade)
 - ☐ Special Project Sponsorship with Physical Memorial
 - ☐ In-Kind Services
 - ☐ Other _____
- ☐ In addition to my annual dues, I have added funds in the amount of \$ _____ to be used for
- ☐ Supplemental law enforcement means and efforts
 - ☐ Future water quality improvements
 - ☐ Additional enhancements at the Skyway children's playground

Mailing Address (if different from above)

2025 Rocky Point Real Estate News



Debbie Trujillo

813.966.2520

DebbieTampaBay@gmail.com

www.Facebook.com/RockyPointRealtor

www.DebbieTrujillo.com

Call Debbie Trujillo for your real estate needs.

- Selling homes in Tampa Bay since 1988.
- Pelican Island resident since 1996.
- Master's degree in public relations and mass communication from USF.
- 20-year breast cancer survivor!
- Despite not selling any houses in the third quarter of 2024 due to the hurricanes, I was still in the top 5% of the country for sales for Coldwell Banker in 2024.

Our real estate market in Rocky Point is beginning to recover! Proper pricing and marketing are invaluable in our current market, as buyers are still a bit leery, and appraisers are extremely conservative in a declining market. Call, text or email me to discuss your options and learn about my global marketing plan. Below are our most recent sales, with Fall sales expected to be improving even more.

Address	BE	FB	HB	HTD	Pool	Current Price	Close Date ↓
3912 VENETIAN WAY	4	3	0	2,207	Private	\$805,000	01/31/2025
4117 CAUSEWAY VISTA DR	4	3	2	3,759	Private	\$2,900,000	02/05/2025
4107 CAUSEWAY VISTA DR	5	4	1	6,310	Private	\$3,500,000	03/07/2025
3933 DORAL DR	3	2	0	2,140	Private	\$800,000	03/24/2025
5001 TROYDALE RD	6	7	2	7,776	Private	\$2,550,000	03/28/2025
3945 DORAL DR	3	2	0	2,008	Private	\$1,050,000	04/11/2025
4008 DANA SHORES DR	3	2	0	1,656	None	\$735,000	04/16/2025
3934 DORAL DR	4	2	0	2,641	Private	\$1,287,500	04/21/2025
3934 VENETIAN WAY	3	2	0	1,879	Private	\$725,000	04/22/2025
3914 VENETIAN WAY	4	2	0	1,892	Private	\$650,000	04/25/2025
3903 SAND DOLLAR PL	5	3	1	3,015	Private	\$825,000	05/08/2025
3946 DORAL DR	4	4	0	2,245	Private	\$1,147,000	05/10/2025
3939 VENETIAN WAY	3	2	0	2,383	Private	\$750,000	05/12/2025
7306 PELICAN ISLAND DR	4	5	1	4,600	Private	\$2,160,000	05/27/2025
7109 PELICAN ISLAND DR	5	5	0	3,644	Private	\$1,950,000	06/11/2025
4204 SALTWATER BLVD	4	2	1	2,718	Private	\$1,750,000	06/13/2025
7108 PELICAN ISLAND DR	4	3	0	2,609	Private	\$1,225,000	06/23/2025
4707 TROYDALE RD	4	4	1	3,302	Private	\$1,425,000	06/27/2025
3931 E EDEN ROC CIR	3	2	1	1,580	None	\$699,999	06/27/2025
3918 VERSAILLES DR	3	2	0	1,945	None	\$580,000	06/30/2025



PROJECT UPDATE: Courtney Campbell Scenic Highway Corridor

Pedestrian Overpass

The State Road 60 Pedestrian Overpass project in Clearwater reached a significant milestone last month with the installation of structural columns. Located east of Bayshore Boulevard in eastern Pinellas County, the overpass will span Gulf to Bay Boulevard (SR 60 / on the west end of the Courtney Campbell Causeway), providing a vital connection between the Bayshore Trail and the Courtney Campbell Trail. Once completed, the overpass will enhance safety and accessibility for pedestrians and bicyclists. Construction is progressing as scheduled, with projected completion in late 2026. This infrastructure addition is an example of FDOT District 7's work to provide safer routes in the Tampa Bay area.



TAMPA AIRPORT

FLIGHT DELAYED BUT NOT ENOUGH TIME TO COME BACK HOME? HERE'S AN OPTION...

Although we have fewer road warriors post COVID, Dana Shores and Pelican Island are still home to a large number of frequent travelers. And while we are certainly nearby, not all delays warrant a return trip back home before heading back out again.

If you find yourself with extra time to spare, consider a visit to the Tampa Airport Marriott, which connects directly to the airport's main terminal. Passengers can purchase a day pass to use the hotel's facilities, which include a fitness center, resort-style swimming pool, luggage storage, and dining options.



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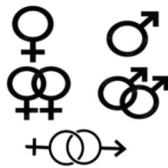
More Benefits Of This Plan Are:

- You're A/C unit will run more efficient
- Your Unit Will Last Longer
- Saves You Money With Less Repairs



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Advertising in the Dana Shores
newsletter is easy and affordable!**

Running an ad is beneficial for your business.

If you are interested in placing an ad
please call 813-991-7843 or email
IKarepublishing@gmail.com.

www.IKarepublishing.com

Listed here are *some* of the communities we publish for:

Arbor Greene, Bay Crest Park, Calusa Trace, Charleston
Corners, Cheval, Country Place, Countryway, Dana Shores,
East Lake Woodland, Fawn Ridge, Heritage Harbor, Heritage Isles,
Lexington Oaks, Plantation Palms, Stonebridge, Stonebrier,
The Eagles, Twelve Oaks, Van Dyke Farms, Villages of Bayport,
and Westchester.

ONLINE PET DIRECTORY



We are creating a neighborhood pet directory to help keep our furry friends safe and sound!

Learn more in the Dana Shores, Rocky Point (Neighbors ONLY) Facebook page.

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SCAN TO CONNECT WITH THE WOOD TEAM and be the FIRST to know about upcoming Listings. From ROCKY POINT to the BEACHES and BEYOND - The Wood Team can assist you with all of your real estate needs.



Q2 Update: The Wood Team is **outpacing** any negative real estate headlines ... our first half of 2025 is **25% better** than the same time in 2024.

For that we thank the loyalty of our customers - many repeat customers or family members & friends of past customers. It is our passion and calling to make each and every one of our customers' real estate experience the very best experience possible! ♥



3918 VERSAILLES DRIVE
3 Bed | 2 Bath | 1,945 SF | \$580,000



11815 MARBLEHEAD DRIVE, TAMPA 33626
4 Bed + Office | 3 Bath | 3,006 SF | \$999,000



CONDO IN THE CABANA CLUB - SAND KEY
3 Bed | 3 Bath | 1,760 SF | \$1,250,000
CONDO IN THE MERIDIAN - SAND KEY
2 Bed | 2 Bath | 1,565 SF | \$1,100,000



8562 ACORN RIDGE COURT, TAMPA 33625
3 Bed + Office | 2 Bath | 1,779 SF | \$495,000



2460 NORTHSIDE DR, #802, CLEARWATER
2 Bed | 2 Bath | 815 SF | \$219,000

Doug & Nancy Wood, Realtors | (813) 957-3941 | 3801 W. Bay to Bay Boulevard, S. Tampa | 10714 Countryway Blvd., Westchase | www.thewoodteamtampabay.com



Labor Day is an annual celebration of workers and their achievements.
Enjoy the day!

DAILY REMINDER

I need to contact
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to place my ad in my
community newsletter

813.991.7843